



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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FAX 410-313-3467
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TECHNICAL STAFF REPORT

Planning Board Meeting of March 13, 2008

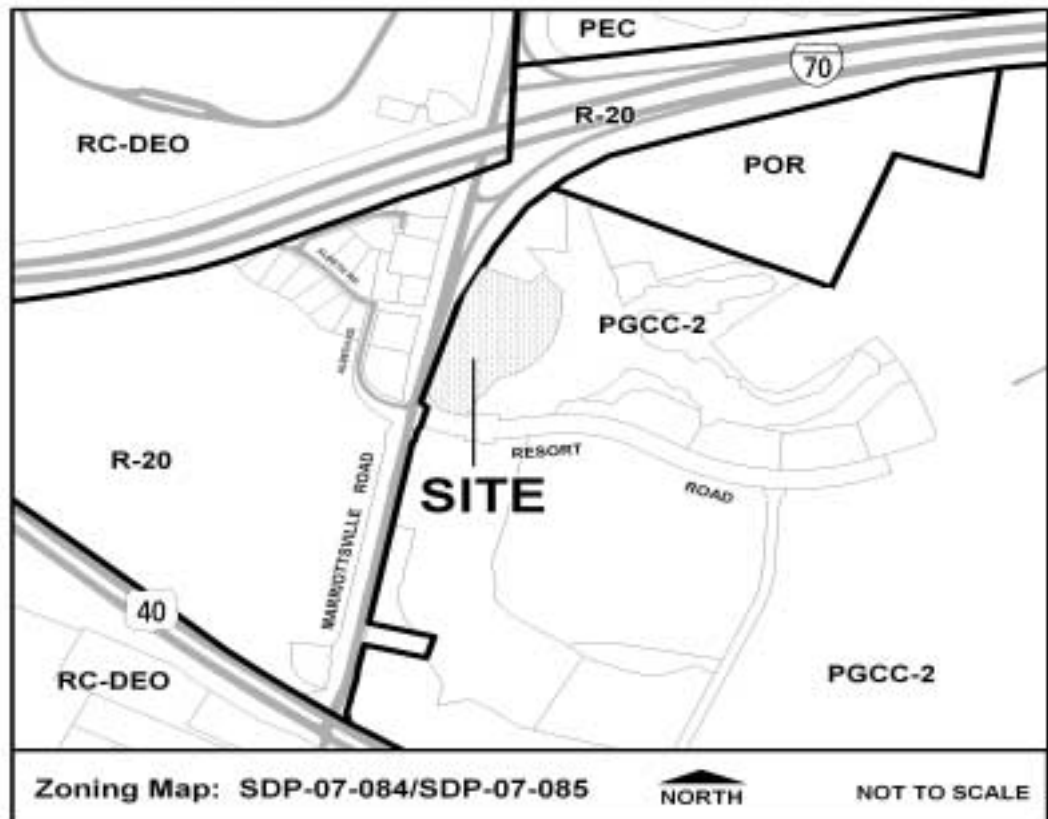
Case No./Petitioner: SDP-07-084/Mangione Enterprises of Turf Valley, LP

Project Name: Turf Valley, Lorien

Request: For approval of the site development plan (SDP) for the Turf Valley, Lorien nursing home and assisted living facility.

The SDP has been prepared in accordance with the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP).

Location: The Turf Valley, Lorien site is located on the east side of Marriottsville Road, 750 feet south of I-70 in Ellicott City, Howard County, Maryland. It is located on Tax Map 16, Grid 17, Parcel 8, in the Third Election District. The 6.07-acre site is located in development area "I" as identified on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP and recorded as Parcel Q of the Oakmont at Turf Valley subdivision. The site is partially wooded, contains a dwelling and remnants of accessory structures to be removed, and is traversed by a golf cart path to be removed. The site contains a 75-foot streambank buffer associated with the Little Patuxent River. No protected steep slopes, wetlands, or streams exist on site.



Vicinal Properties:

The site is bounded on the south and west by Resort Road and Marriottsville Road, respectively. Resort Road, a major collector, and Marriottsville Road, an intermediate arterial, are Howard County highways. The site is bounded on the north by a wooded parcel owned by the State Roads Commission of Maryland, adjacent to the ramp from northbound Marriottsville Road to eastbound Interstate 70. Lands east of the site are contiguous holdings of the petitioner, consisting of Turf Valley Resort and Country Club. The Little Patuxent River and associated 100-year floodplain and wetlands are located east of and adjacent to the site.



General Comments:

- A. **Site Improvements:** The SDP proposes construction of a building for institutional uses, associated infrastructure improvements, and site landscaping. The proposed building will house 63 nursing home beds and 100 assisted living units. The nursing home portion of the structure will be one story while the assisted living portion will be three stories with a maximum height of 50'-9". Infrastructure improvements include parking, underground utilities, retaining walls and stormwater management facilities. Based on the requirements of the Zoning Regulations, 82 parking spaces are required for this use. The developer is providing 133 spaces.
- B. **Environmentally Sensitive Areas:** The SDP proposes a small impact (approx. 750 square feet) to the 75-foot streambank buffer associated with the Little Patuxent River. The impact consists of filling and grading necessary for construction of the site entrance. The site entrance includes a sidewalk and water line. The impact is justified since access to the site is limited to this point on Resort Road for traffic safety reasons. Access from Marriottsville Road is restricted.
- C. **Stormwater Management:** The SDP proposes stormwater management through the use of an underground extended detention facility for quantity treatment and underground facilities for water quality treatment. Stormwater management has been provided in accordance with the 2000 MDE Stormwater Design Manual and Howard County Design Manual Volume I.

- D. **Erosion and Sediment Control:** The SDP proposes erosion and sediment control measures required as the result of review by the Howard Soil Conservation District.
- E. **Landscaping:** The SDP proposes perimeter landscaping and parking lot internal landscaping in accordance with the Subdivision and Land Development Regulations and the Landscape Manual.
- F. **Forest Conservation:** The SDP includes no Forest Conservation Plan since the project is exempt from forest conservation requirements. The project is exempt since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.
- G. **Coverage, Height, Setback and Parking Requirements:** The SDP complies with coverage, height, setback and parking requirements established by the Howard County Zoning Regulations and the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP.

Planning Board Criteria:

- A. **The plan is consistent with the Howard County General Plan:** The Turf Valley, Lorien SDP complies with criteria set forth by the Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP). The FDP contains drawings outlining Turf Valley development areas and includes criteria covering development requirements included in the Howard County Zoning Regulations. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.
- B. **The plan results in an appropriate arrangement of land uses within the district:** The Turf Valley, Lorien nursing home and assisted living facility is a use permitted as a matter of right in the PGCC Multi-Use Subdistrict. Additionally, the project is located in development area "I" as depicted on the Second Amendment to the Turf Valley Multi-Use Subdistrict FDP. Projected land use of area "I" includes "all permitted uses" and "golf and/or open space". The land use proposed by the SDP is consistent with the land use arrangement as defined by the FDP.
- C. **The relationship between the location of proposed dwelling units, required open space, landscape design requirements, setback requirements and existing dwelling units on adjoining properties is such that the existing dwelling units will be buffered from the proposed development:** The SDP includes a landscaping plan prepared in accordance with the County's Landscape Manual for perimeter and parking lot landscaping. All proposed improvements comply with setback requirements. The Turf Valley Fourth Amended Comprehensive Sketch Plan, based on the Zoning Regulations, has established open space requirements for the PGCC District. The FDP and Oakmont at Turf Valley plat contain drawings including golf course and/or open space areas which meet or exceed requirements established by the Zoning Regulations and Comprehensive Sketch Plan.
- D. **The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:** The SDP includes access to the site from the portion of existing Resort Road, which has been constructed east of Marriottsville Road. The surrounding road network

includes I-70, US40 and will ultimately include Turf Valley Road upon further extension of Resort Road. Resort Road has been designed and constructed and will ultimately be improved in accordance with a traffic study approved by the Planning Board as part of the Fourth Amendment to the Turf Valley Comprehensive Sketch Plan on April 27, 2006. A supplemental traffic report was approved by DPZ on June 26, 2007.

- E. **Necessary water and sewer facilities are available to serve the proposed development:** Water service for the Turf Valley, Lorien development will be provided by extension of existing Contract No. 44-3480. Public sewer is available from the Waverly Sewer Interceptor, Contract No. 24-3447.

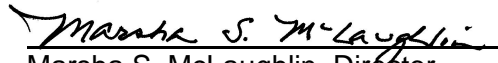
SRC Action:

The Subdivision Review Committee (SRC), by letter dated December 20, 2007, notified the petitioner that SDP-07-084 may be approved subject to Planning Board approval.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to the applicant's compliance with SRC comments.

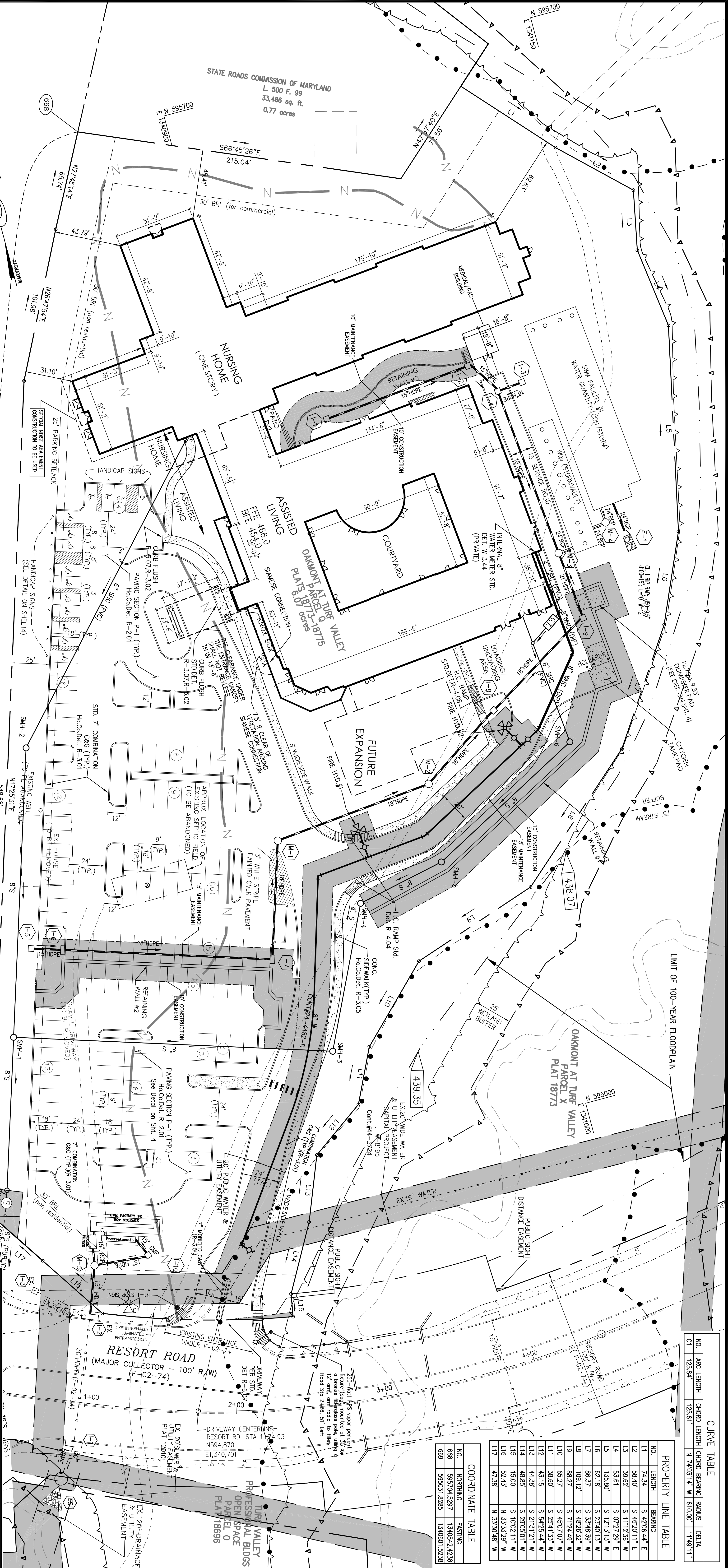

Marsha S. McLaughlin, Director
Department of Planning and Zoning

02/27/08
Date

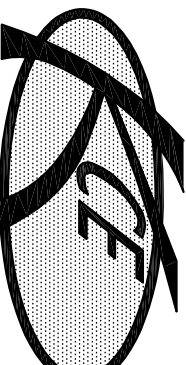
CURVE TABLE				
NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	123.84	123.81	N 74.03° 14' W 610.00'	11° 49' 11"

PROPERTY LINE TABLE			
NO.	LENGTH	BEARING	
L1	74.34'	S 42°06'44" E	
L2	58.40'	S 46°20'11" E	
L3	33.62'	S 11°12'36" W	
L4	53.61'	S 07°27'29" E	
L5	135.80'	S 12°13'13" W	
L6	62.18'	S 32°40'13" W	
L7	86.37'	S 33°48'39" W	
L8	109.12'	S 46°06'32" W	
L9	88.27'	S 71°24'49" W	
L10	65.27'	S 45°07'07" W	
L11	35.60'	S 25°41'33" W	
L12	43.15'	S 5°25'44" W	
L13	44.38'	S 21°31'21" W	
L14	48.85'	S 29°05'01" W	
L15	15.00'	S 10°02'11" W	
L16	52.43'	N 33°33'29" W	
L17	47.38'	N 33°30'48" W	

COORDINATE TABLE			
NO.	NORTHING	EASTING	
668	595701.5297	1346042.4235	
669	595801.8285	1346001.5238	



TURF VALLEY, LORIE
NURSING HOME & ASSISTED LIVING FACILITY
OAKMONT AT TURF VALLEY



KCE ENGINEERING, INC.
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELLICOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228

PLATS 18773 - 18775
TAX MAP 16 - P/O PARCEL 8- GRID 16 & 17:
POD 1 per S-86-13 (4th AMENDED)
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: **DEPARTMENT OF PLANNING AND ZONING**

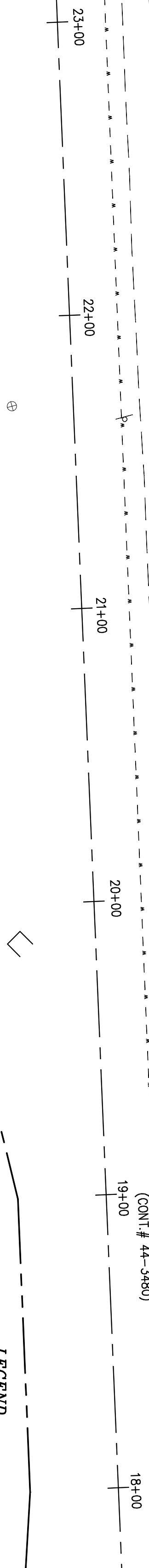
Chief, Development Engineering Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE _____

MARRIONTSVILLE ROAD
EX. INTERMEDIATE ARTERIAL (ULTIMATE 120' ROW)



LEGEND

- SC > SAMESIDE CONNECTION
- N --- MITIGATED 65 DBA NOISE LINE
- V --- EX. WETLANDS
- W --- EX. WETLAND BUFFER
- S --- EX. STREAM
- B --- EX. STREAM BUFFER
- F --- EX. 100-YEAR FLOODPLAIN
- E --- EXISTING EASEMENTS

OWNER
MANSONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP
1205 WOODBURN ROAD
LUTHERVILLE, MARYLAND 21093
PHONE (410) 825-8400

Professional Certification: I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8815. Expiration Date: 10/17/208.

DRAWN BY: MG
CHECKED BY: DAK
SCALE: 1"=30'
DATE: 12/04/2007

SHEET: **2** OF **31**

CURVE TABLE			
NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.84'	125.61'	N 74°03'14" W 610.00'
			11°49'11"

PROPERTY LINE TABLE		
NO.	LENGTH	BEARING
L1	74.34'	S 42°06'44" E
L2	58.40'	S 46°20'11" E
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L15	15.00'	S 10°02'11" W
L16	52.43'	N 33°33'29" W
L17	47.38'	N 33°30'48" W

COORDINATE TABLE			
NO.	NORTHING	EASTING	
668	595704.5297	1340842.4238	
669	595031.8285	1340801.5238	



SOIL TYPE	DESCRIPTION
EB2	ELIOAK SILT LOAM, 3 TO 6% SLOPES, MODERATELY ERODED
EB2	ELIOAK SILT LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
GC2	GLADEG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED
CO	COLORED SILT LOAM

HOWARD COUNTY SOIL MAP # 9

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Date _____
Chief, Division of Land Development
Date _____
Director
Date _____

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE _____

25% SLOPES	15% - 24.9% SLOPES
EX. WETLANDS	EX. WETLAND BUFFER
EX. STREAM	EX. STREAM BUFFER
EX. 100-YEAR FLOODPLAIN	EX. 100-YEAR FLOODPLAIN
EX. SOIL TYPES	EX. SOIL TYPES
EXISTING EASEMENTS	EXISTING EASEMENTS

LEGEND	
EROSION CONTROL	EX. WATER
MATTING	LIMIT OF DISTURBANCE
SIP	LOD
STANDARD	SF
INLET PROTECTION	SSF
AGIP	SUPER SILT FENCE
INLET PROTECTION	CIP
STABILIZATION CONSTRUCTION ENTRANCE	AT GRADE
(SCE) W/MOUNTABLE BERM	INLET PROTECTION

NOTE: TO IMPROVE CLARITY, LIMIT OF DISTURBANCE (LOD) LINE IS NOT SHOWN AT LOCATIONS WHERE SILT FENCE IS USED. IN THESE AREAS, SILT FENCE (SF) LINE ALSO DENOTES THE LIMIT OF DISTURBANCE (LOD). CONTRACTOR SHALL INSTALL AND/OR RESET ADDITIONAL LENGTH OF SILT FENCE IF REQUIRED BY THE SEDIMENT CONTROL INSPECTOR.

Professional Certification: I hereby certify that these drawings were prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8818, Expiration Date: 10/17/208.

KCE ENGINEERING, INC.
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELICOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228

DRAWN BY: MG
CHECKED BY: DAK
SCALE: 1"=40'
DATE: 11/15/2007

SHEET: 28 OF 31

SDP-07-084



<p>OWNER MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP 1203 YORK ROAD, PENNHOUSE LUTHERVILLE, MARYLAND 21093 PHONE (410) 829-8400</p>	<p>KCE EXECUTIVE CENTER 3300 NORTH RIDGE ROAD, SUITE 315 ELLICOTT CITY, MARYLAND 21043 PHONE (410) 203-9800 FAX (410) 203-9228</p>	<p>Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 10018, Expiration Date: 10/27/208.</p>	<p>DRAWN BY: MG CHECKED BY: DDK DATE: 2/15/2008</p>	<p>TURF VALLEY, LORIEAN NURSING HOME & ASSISTED LIVING FACILITY OAKMONT AT TURF VALLEY PARCEL O PLATS 18773 - 18775 TAX MAP 16, P/O PARCEL 8, GRID 16 & 17; POD 16a S-86-13 (4th AMENDED) THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
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